

03/25/2003 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk &amp; Recorder

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

## FREE RECORDING

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)



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FOR RECORDER'S OFFICE USE ONLY

Project: Communities Southwest  
Tract 30718 Siegal/Grove Comm. Drive

APN 294-020-022, 023, 025, T&U  
TRAC 008-094

D-TFO

15104

## GRANT OF EASEMENT

T  
YS

ORANGECREST HILLS. L.P., a Washington Limited Partnership, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property as described in EXHIBIT A attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated February 27, 2003

ORANGECREST HILLS. L.P., a Washington  
Limited Partnership

By: CSW DEVELOPMENT & CONSTRUCTION  
COMPANY, a Washington Corporation  
Its GENERAL PARTNER

By: 

Thomas D. Pomeroy, President  
California Division

By: 

Brent C. Anderson, Senior Vice President  
California Division



2003-204991  
03/25/2003 08:00A  
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## GENERAL ACKNOWLEDGEMENT

State of California

County of Orange

ss

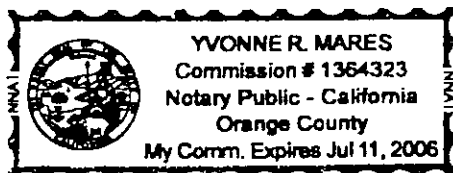
On February 21, 2003 before me Yvonne R. Mares  
(date) (name)

a Notary Public in and for said State, personally appeared

Thomas D. Pomroy and Perce C. Andersen  
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Yvonne R. Mares  
Signature

## OPTIONAL SECTION

### CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)

- ( ) Other  
\_\_\_\_\_  
\_\_\_\_\_

- ( ) Partner(s)

- ( ) General

- ( ) Limited

The party(ies) executing this document is/are representing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## CERTIFICATE OF ACCEPTANCE (Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3-18-03

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY [Signature]  
Deputy City Attorney



2003-204981  
03/25/2003 09:00A  
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EXHIBIT "A"  
(SIEGAL)

THAT PORTION OF BLOCK 27 OF THE ALESSANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT NO. 24641 SHOWN ON MAP FILED IN MAP BOOK 251, PAGES 26 TO 28 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 24641 AS FOLLOWS: NORTH 13°51'40" EAST, A DISTANCE OF 258.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 333.00 FEET; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'00" AN ARC DISTANCE OF 52.11 FEET; AND NORTH 04°53'40" EAST, A DISTANCE OF 335.27 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,033.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 04°02'37" EAST, SAID CURVE BEING CONCENTRIC WITH THAT CERTAIN CURVE IN THE CENTERLINE OF SIEGAL AVENUE, SHOWN ON SAID TRACT NO. 24641 AS BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 31°02'41" AND AN ARC DISTANCE OF 541.83 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'37" AN ARC DISTANCE OF 70.20 FEET TO THE WESTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT SOUTHERLY 43.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE NORTHERLY LINE OF TRACT NO. 22275-1 SHOWN ON MAP FILED IN MAP BOOK 209, PAGES 8 TO 11 INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY AS HAVING A BEARING AND DISTANCE OF "NORTH 89°51'00" WEST 63.00 FEET"; THENCE ALONG SAID PROLONGATION, SOUTH 89°51'00" EAST, A DISTANCE OF 431.72 FEET TO THE WESTERLY LINE OF SAID TRACT NO. 22275-1; THENCE ALONG SAID WESTERLY LINE, NORTH 0°09'00" EAST 43.00 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT NO. 22275-1; THENCE ALONG THE WESTERLY PROLONGATION OF SAID CERTAIN COURSE, NORTH 89°51'00" WEST, A DISTANCE OF 431.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH AND HAVING A RADIUS OF 990.00 FEET, SAID CURVE BEING CONCENTRIC WITH SAID CURVE IN THE CENTERLINE OF SIEGAL HAVING A RADIUS OF 1000.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°51'24" AN ARC DISTANCE OF 66.64 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT NO. 24641; THENCE ALONG SAID EASTERLY LINE OF SAID TRACT NO. 24641, SOUTH 4°53'40" WEST, A DISTANCE OF 43.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 21,506 SQUARE FEET OR 0.494 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

GARY W. DOKICH, P.L.S. 4693  
LICENSE EXPIRES 9-30-2003

DATE



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DESCRIPTION APPROVAL

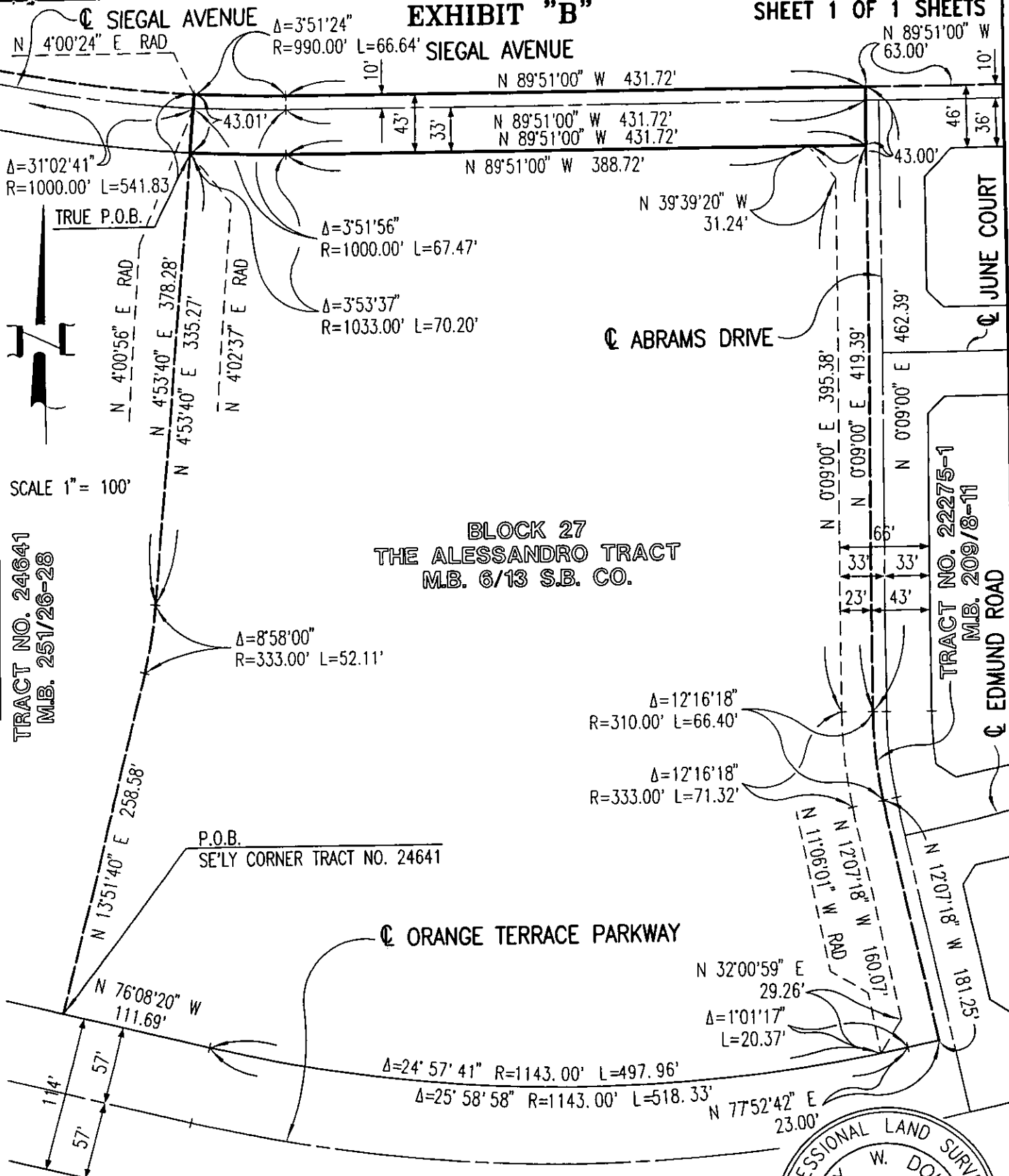
Walter R. Frey  
SURVEYOR, CITY OF RIVERSIDE

1/2/03  
by

15104

# EXHIBIT "B"

SHEET 1 OF 1 SHEETS



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PREPARED UNDER THE SUPERVISION OF

GARY W. DOKICH L.S. 4693 (EXPIRES 9/30/99)

TRACT NO. 22551  
M.B. 187/62-66

## LEGEND

— INDICATES SIEGAL AVE. BOUNDARY

